

Fill in this information to identify the case:

Debtor name Penn Center Harrisburg, LP

United States Bankruptcy Court for the: MIDDLE DISTRICT OF PENNSYLVANIA

Case number (if known) 1:23-bk-02771-HWV

☐ Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule
- ☐ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

1-2-24

  
Signature of individual signing on behalf of debtor

Michael Daley

Printed name

Partner

Position or relationship to debtor

**Fill in this information to identify the case:**Debtor name **Penn Center Harrisburg, LP**United States Bankruptcy Court for the: **MIDDLE DISTRICT OF PENNSYLVANIA**Case number (if known) **1:23-bk-02771-HWV**☐ Check if this is an amended filing**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals****12/15****Part 1: Summary of Assets****1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

<b>1a. Real property:</b> Copy line 88 from <i>Schedule A/B</i> .....	\$ <b>9,000,000.00</b>
<b>1b. Total personal property:</b> Copy line 91A from <i>Schedule A/B</i> .....	\$ <b>322,821.39</b>
<b>1c. Total of all property:</b> Copy line 92 from <i>Schedule A/B</i> .....	\$ <b>9,322,821.39</b>

**Part 2: Summary of Liabilities**

<b>2. Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <b>10,858,360.56</b>
<b>3. Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
<b>3a. Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <b>170,000.00</b>
<b>3b. Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+\$ <b>0.00</b>
<b>4. Total liabilities</b> ..... Lines 2 + 3a + 3b	\$ <b>11,028,360.56</b>

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12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.  
☒ Yes Fill in the information below.

**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. **Fulton Bank****Checking****2017****\$35,444.39**3.2. **First Commonwealth Bank****Checking****7096****\$231,000.00****4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**\$266,444.39****Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.  
☐ Yes Fill in the information below.

**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**

- ☒ No. Go to Part 4.  
☐ Yes Fill in the information below.

**Part 4: Investments****13. Does the debtor own any investments?**

Official Form 206A/B

Schedule A/B Assets - Real and Personal Property

page 1

Debtor Penn Center Harrisburg, LP  
Name

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- ☒ No. Go to Part 5.  
☐ Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.  
☐ Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.  
☐ Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.  
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Office Equipment and Furniture (chairs, tables, filing cabinets, tools, work benches, carts and spare parts)			\$25,000.00

40. Office fixtures

41. Office equipment, including all computer equipment and communication systems equipment and software

42. Collectibles Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$25,000.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☒ No  
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☒ No  
☐ Yes

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.  
☒ Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)			

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47. **Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles**

47.1. **1999 Chevrolet Suburban (VIN 1GNFK16R5XJ5469032)** **\$948.00**

47.2. **1998 Ford Pickup (VIN 1FTZF1820WNB07479)** **\$1,144.00**

47.3. **2019 Ford F-250 (VIN 1FTBF2B69KED06205)** **\$29,285.00**

48. **Watercraft, trailers, motors, and related accessories** *Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels*

49. **Aircraft and accessories**

50. **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

51. **Total of Part 8.**

**\$31,377.00**

Add lines 47 through 50. Copy the total to line 87.

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

☒ No  
☐ Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

☒ No  
☐ Yes

**Part 9: Real property**

54. **Does the debtor own or lease any real property?**

☐ No. Go to Part 10.  
☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. <b>One Penn Center (consisting of 2601 North Third Street; 2643 North Third Street; and 349 Wiconisco Street, Harrisburg, Pennsylvania)</b>	<b>Fee simple</b>			<b>\$9,000,000.00</b>

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56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
Copy the total to line 88.

**\$9,000,000.00**

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No  
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No  
☐ Yes

**Part 10: Intangibles and intellectual property**

**59. Does the debtor have any interests in intangibles or intellectual property?**

☒ No. Go to Part 11.  
☐ Yes Fill in the information below.

**Part 11: All other assets**

**70. Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☒ No. Go to Part 12.  
☐ Yes Fill in the information below.

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**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<u>\$266,444.39</u>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<u>\$25,000.00</u>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<u>\$31,377.00</u>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<u>\$9,000,000.00</u>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<u>\$322,821.39</u>	+ 91b. <u>\$9,000,000.00</u>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<u>\$9,322,821.39</u>

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Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims****2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim  Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
<b>2.1</b>	<b>Fulton Bank</b> Creditor's Name  <b>One Penn Square</b> <b>Lancaster, PA 17602</b> Creditor's mailing address  Creditor's email address, if known  <b>Date debt was incurred</b>  <b>Last 4 digits of account number</b> <b>0001</b> Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	<b>Describe debtor's property that is subject to a lien</b> <b>All Real Property and Rents</b>  <b>Describe the lien</b> <b>Mortgage</b> <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Is anyone else liable on this claim?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  <b>As of the petition filing date, the claim is:</b> Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$1,872,802.38</b>  <b>\$9,000,000.00</b>
<b>2.2</b>	<b>Fulton Bank</b> Creditor's Name  <b>One Penn Square</b> <b>Lancaster, PA 17602</b> Creditor's mailing address  Creditor's email address, if known  <b>Date debt was incurred</b>  <b>Last 4 digits of account number</b> <b>9001</b> Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	<b>Describe debtor's property that is subject to a lien</b> <b>All Real Property and Rents</b>  <b>Describe the lien</b> <b>Mortgage</b> <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Is anyone else liable on this claim?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  <b>As of the petition filing date, the claim is:</b> Check all that apply	<b>\$1,858,735.64</b>  <b>\$9,000,000.00</b>



Debtor **Penn Center Harrisburg, LP**  
Name

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☒ No  
☐ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

☐ Contingent  
☐ Unliquidated  
☐ Disputed

**2.3** **Fulton Bank**

Creditor's Name

**One Penn Square  
Lancaster, PA 17602**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number  
9002**

**Do multiple creditors have an  
interest in the same property?**

☒ No  
☐ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Describe debtor's property that is subject to a lien**

**All Real Property and Rents**

**\$575,940.45**

**\$9,000,000.00**

**Describe the lien**

**Mortgage**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.4** **Fulton Bank**

Creditor's Name

**One Penn Square  
Lancaster, PA 17602**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number  
9005**

**Do multiple creditors have an  
interest in the same property?**

☒ No  
☐ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Describe debtor's property that is subject to a lien**

**All Real Property and Rents**

**\$508,543.85**

**\$9,000,000.00**

**Describe the lien**

**Mortgage**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.5** **Fulton Bank**

Creditor's Name

**One Penn Square  
Lancaster, PA 17602**

Creditor's mailing address

**Describe debtor's property that is subject to a lien**

**All Real Property and Rents**

**\$464,594.56**

**\$9,000,000.00**

**Describe the lien**

**Mortgage**

**Is the creditor an insider or related party?**

☒ No

Debtor **Penn Center Harrisburg, LP**  
Name

Case number (if known)

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Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number  
**9008**

Do multiple creditors have an interest in the same property?

☒ No  
☐ Yes. Specify each creditor, including this creditor and its relative priority.

☐ Yes

Is anyone else liable on this claim?

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.6** **Fulton Bank**

Creditor's Name

**One Penn Square  
Lancaster, PA 17602**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number  
**9004**

Do multiple creditors have an interest in the same property?

☒ No  
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

**All Real Property and Rents**

**\$522,084.23**

**\$9,000,000.00**

Describe the lien

**Note**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.7** **Fulton Bank**

Creditor's Name

**One Penn Square  
Lancaster, PA 17602**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number  
**9003**

Do multiple creditors have an interest in the same property?

☒ No  
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

**All Real Property and Rents**

**\$1,232,559.16**

**\$9,000,000.00**

Describe the lien

**Note**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.8** **Fulton Bank**

Describe debtor's property that is subject to a lien

**\$451,460.44**

**\$9,000,000.00**

Debtor **Penn Center Harrisburg, LP**  
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Creditor's Name

**One Penn Square  
Lancaster, PA 17602**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number  
9006**

**Do multiple creditors have an interest in the same property?**

☒ No  
☐ Yes. Specify each creditor, including this creditor and its relative priority.

**All Real Property and Rents**

**Describe the lien**

**Note**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.9** **Fulton Bank**

Creditor's Name

**One Penn Square  
Lancaster, PA 17602**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number  
9007**

**Do multiple creditors have an interest in the same property?**

☒ No  
☐ Yes. Specify each creditor, including this creditor and its relative priority.

**Describe debtor's property that is subject to a lien**

**All Real Property and Rents**

**\$2,371,639.85**

**\$9,000,000.00**

**Describe the lien**

**Note**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.1  
0** **UPMC**

Creditor's Name

**PO Box 2353  
Harrisburg, PA 17105-2353**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Describe debtor's property that is subject to a lien**

**All Real Property**

**\$1,000,000.00**

**\$9,000,000.00**

**Describe the lien**

**Mortgage**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

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Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$10,858,360.**  
**56**

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

Kimly Vu Gianoutsos, Esquire  
600 Grant Street, Suite 57132  
Pittsburgh, PA 15219

Line 2.10

Michael D. Vagnoni, Esquire  
Obermayer Rebmann Maxwell & Hippel  
1500 Market Street, Suite 3400  
Philadelphia, PA 19102

Line 2.1

Michael D. Vagnoni, Esquire  
Obermayer rebmann Maxwell & Hippel  
1500 Market Street, Suite 3400  
Philadelphia, PA 19102

Line 2.2

Michael D. Vagnoni, Esquire  
Obermayer Rebmann Maxwell & Hippel  
1500 Market Street, Suite 3400  
Philadelphia, PA 19102

Line 2.3

Michael D. Vagnoni, Esquire  
Obermayer Rebmann Maxwell & Hippel  
1500 Market Street, Suite 3400  
Philadelphia, PA 19102

Line 2.4

Michael D. Vagnoni, Esquire  
Obermayer Rebmann Maxwell & Hippel  
1500 Market Street, Suite 3400  
Philadelphia, PA 19102

Line 2.5

Michael D. Vagnoni, Esquire  
Obermayer Rebmann Maxwell & Hippel  
1500 Market Street, Suite 3400  
Philadelphia, PA 19102

Line 2.6

Michael D. Vagnoni, Esquire  
Obermayer Rebmann Maxwell & Hippel  
1500 Market Street, Suite 3400  
Philadelphia, PA 19102

Line 2.7

Michael D. Vagnoni, Esquire  
Obermayer Rebmann Maxwell & Hippel  
1500 Market Street, Suite 3400  
Philadelphia, PA 19102

Line 2.8

Debtor **Penn Center Harrisburg, LP**  
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**Michael D. Vagnoni, Esquire**  
**Obermayer Rebmann Maxwell & Hippel**  
**1500 Market Street, Suite 3400**  
**Philadelphia, PA 19102**

Line **2.9**

**Fill in this information to identify the case:**Debtor name **Penn Center Harrisburg, LP**United States Bankruptcy Court for the: **MIDDLE DISTRICT OF PENNSYLVANIA**Case number (if known) **1:23-bk-02771-HWV**☐ Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims****12/15**

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims****1. Do any creditors have priority unsecured claims?** (See 11 U.S.C. § 507).☐ No. Go to Part 2.☒ Yes. Go to line 2.**2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part.** If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount
2.1	Priority creditor's name and mailing address <b>City Treasurer</b> <b>10 North 2nd Street, Suite 103</b> <b>Harrisburg, PA 17101-1679</b>	<b>\$170,000.00</b>	<b>\$170,000.00</b>
	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Date or dates debt was incurred		
	Basis for the claim:		
	Last 4 digits of account number <b>School Taxes</b>		
	Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)		
	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims****3. List in alphabetical order all of the creditors with nonpriority unsecured claims.** If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

3.1	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: <i>Check all that apply.</i>	
		<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	Date or dates debt was incurred	Basis for the claim:	
	Last 4 digits of account number	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	

**Part 3: List Others to Be Notified About Unsecured Claims****4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2.** Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims****5. Add the amounts of priority and nonpriority unsecured claims.**

Total of claim amounts

Debtor **Penn Center Harrisburg, LP**  
Name

Case number (if known) **1:23-bk-02771-HWV**

5a. Total claims from Part 1  
5b. Total claims from Part 2

5a. \$ **170,000.00**  
5b. + \$ **0.00**

5c. Total of Parts 1 and 2  
Lines 5a + 5b = 5c.

5c. \$ <b>170,000.00</b>
--------------------------

**Fill in this information to identify the case:**

Debtor name **Penn Center Harrisburg, LP**

United States Bankruptcy Court for the: **MIDDLE DISTRICT OF PENNSYLVANIA**

Case number (if known) **1:23-bk-02771-HWV**

☐ Check if this is an amended filing

**Official Form 206G**

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

*Property*

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest **Lessee of 17,503 sq ft of Penn Center**

State the term remaining

List the contract number of any government contract

**PA Dept. of Drug & Alcohol Programs  
Dept of General Services - Real Est  
505 N Office Building  
Harrisburg, PA 17125**

2.2. State what the contract or lease is for and the nature of the debtor's interest **Lessee of 84,349 sq ft of Penn Center**

State the term remaining

List the contract number of any government contract

**Pennsylvania Department of State  
Dept of General Services - Real Est  
505 North Office Building  
Harrisburg, PA 17125**

2.3. State what the contract or lease is for and the nature of the debtor's interest **Lessee of 615 sq ft of Penn Center**

State the term remaining

List the contract number of any government contract

**US Small Business Administration  
Attn Contracting Officer  
20 North Eighth Street  
Philadelphia, PA 19107**



**Fill in this information to identify the case:**Debtor name **Penn Center Harrisburg, LP**United States Bankruptcy Court for the: **MIDDLE DISTRICT OF PENNSYLVANIA**Case number (if known) **1:23-bk-02771-HWV**☐ Check if this is an amended filing**Official Form 206H  
Schedule H: Your Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

*Column 1: Codebtor**Column 2: Creditor***Name****Mailing Address****Name***Check all schedules that apply:*

2.1 **Burton & Marian Morris** **2929 North Second Street Harrisburg, PA 17110** **Fulton Bank** ☒ D 2.1  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

2.2 **Burton & Marian Morris** **2929 North Second Street Harrisburg, PA 17110** **Fulton Bank** ☒ D 2.2  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

2.3 **Burton Morris & Marian Frankston** **2929 North Second Street Harrisburg, PA 17110** **Fulton Bank** ☒ D 2.6  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

2.4 **Burton Morris & Marian Frankston** **2929 North Second Street Harrisburg, PA 17110** **Fulton Bank** ☒ D 2.4  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

2.5 **Burton Morris & Marian Frankston** **2929 North Second Street Harrisburg, PA 17110** **Fulton Bank** ☒ D 2.7  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

Debtor **Penn Center Harrisburg, LP**

Case number (if known) **1:23-bk-02771-HWV**

**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.6	<b>Burton Morris &amp; Marian Frankston</b>	<b>2929 North Second Street Harrisburg, PA 17110</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.8</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.7	<b>Burton Morris &amp; Marian Frankston</b>	<b>2929 North Second Street Harrisburg, PA 17110</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.9</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.8	<b>Burton Morris &amp; Marian Frankston</b>	<b>2929 North Second Street Harrisburg, PA 17110</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.9	<b>Burton Morris &amp; Marian Frankston</b>	<b>2929 North Second Street Harrisburg, PA 17110</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.5</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.10	<b>Michael Daley</b>	<b>343 Laurelwood Drive Lebanon, PA 17042</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.11	<b>Michael Daley</b>	<b>343 Laurelwood Drive Lebanon, PA 17042</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.12	<b>Michael Daley</b>	<b>343 Laurelwood Drive Lebanon, PA 17042</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.6</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.13	<b>Michael Daley</b>	<b>343 Laurelwood Drive Lebanon, PA 17042</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.4</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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Debtor **Penn Center Harrisburg, LP**

Case number (if known) **1:23-bk-02771-HWV**

**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.14	<b>Michael Daley</b>	<b>343 Laurelwood Drive Lebanon, PA 17042</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.7</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.15	<b>Michael Daley</b>	<b>343 Laurelwood Drive Lebanon, PA 17042</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.8</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.16	<b>Michael Daley</b>	<b>343 Laurelwood Drive Lebanon, PA 17042</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.9</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.17	<b>Michael Daley</b>	<b>343 Laurelwood Drive Lebanon, PA 17042</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.18	<b>Michael Daley</b>	<b>343 Laurelwood Drive Lebanon, PA 17042</b>	<b>Fulton Bank</b>	<input checked="" type="checkbox"/> D <u>2.5</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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**Fill in this information to identify the case:**Debtor name **Penn Center Harrisburg, LP**United States Bankruptcy Court for the: **MIDDLE DISTRICT OF PENNSYLVANIA**Case number (if known) **1:23-bk-02771-HWV**☐ Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy****04/22**

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business**☐ None.**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year****From the beginning of the fiscal year to filing date:**  
From **1/01/2023** to **Filing Date****Sources of revenue**  
Check all that apply☒ Operating a business☐ Other \_\_\_\_\_**Gross revenue**  
(before deductions and exclusions)**\$2,115,554.49****For prior year:**  
From **1/01/2022** to **12/31/2022**☒ Operating a business☐ Other \_\_\_\_\_**\$2,431,555.00****For year before that:**  
From **1/01/2021** to **12/31/2021**☒ Operating a business☐ Other \_\_\_\_\_**\$2,415,488.00****2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.**Description of sources of revenue****Gross revenue from each source**  
(before deductions and exclusions)**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.**Creditor's Name and Address****Dates****Total amount of value****Reasons for payment or transfer**  
*Check all that apply*

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. <b>See Attached Listing</b>			<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other___

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. <b>See SOFA #30</b>			

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☒ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
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**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None
**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**
☒ None

## Penn Center Harrisburg, L.P.

12/28/2023 2:26 PM

Register: 1130 · Checking Account

From 09/07/2023 through 12/06/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/08/2023	1082	Cunningham, Cherni...	5079 · Professional Fe...	Additional Ret...	5,000.00	X		236,279.75
09/08/2023	1083	Cunningham, Cherni...	5079 · Professional Fe...	Inv 23 1407 (A...	4,864.00	X		231,415.75
09/12/2023	30692	Capital Region Water	-split-	Water/Sewer B...	4,168.23	X		227,247.52
09/12/2023	30693	Harrisburg City Trea...	-split-	VOID: Acct #1...		X		227,247.52
09/12/2023	30694	Constellation New E...	5200 · Utilities:5202 · ...	7294478-1	14,565.08	X		212,682.44
09/12/2023	30695	PPL Electric Utilities	5200 · Utilities:5202 · ...	87016-84002	1,229.27	X		211,453.17
09/12/2023	30696	Advance Auto Parts	5023 · Building Mainte...	Acct # 187271...	41.56	X		211,411.61
09/12/2023	30697	Penn Elevator Comp...	5023 · Building Mainte...	Inv 13329 Sept...	3,400.00	X		208,011.61
09/12/2023	30698	Elaine R. Perez	5099 · Supplies:5095 · ...	Staples 8/31/23...	144.03	X		207,867.58
09/12/2023	30699	Michael Daley	5023 · Building Mainte...	Gas 7/25 \$101....	580.65	X		207,286.93
09/12/2023	30700	UGI Utilities, Inc.	5200 · Utilities:5203 · ...	4210000368801	54.67	X		207,232.26
09/12/2023	30701	Johnson Controls Fir...	5023 · Building Mainte...	528-00914904 ...	907.83	X		206,324.43
09/12/2023	30702	Orkin Pest Control (...)	-split-	2418	397.72	X		205,926.71
09/12/2023	30703	UPMC Pinnacle Heal...	5054 · Interest Expens...	Interest-\$1,000...	2,750.00	X		203,176.71
09/12/2023	30704	Scott A. Keck	5100 · Telephone and I...	Cell Phone 9/1...	100.00	X		203,076.71
09/21/2023	1084	Scott A. Keck	5023 · Building Mainte...	Reimb Used W...	200.00	X		202,876.71
09/21/2023	30705	Harrisburg City Trea...	-split-	Acct #1004200...	110.65	X		202,766.06
09/21/2023	30706	Travelers	5056 · Liability Insura...	2295D3106 P...	10,044.10	X		192,721.96
09/21/2023	30707	Executive Image Sol...	5075 · Printing and Re...	Acct # PC12 ...	7.34	X		192,714.62
09/21/2023	30708	Elaine R. Perez	5079 · Professional Fe...	8/30/23 - 9/19/23	994.50	X		191,720.12
09/21/2023	30709	Crystal Springs	-split-	861630719895...	301.12	X		191,419.00
09/28/2023	30710	Elaine R. Perez	5065 · Office Expense	QBP Payroll 9/...	26.50	X		191,392.50
09/28/2023	30711	Mummert Carpet Car...	5023 · Building Mainte...	Inv 2302 9/25/...	4,005.32	X		187,387.18
09/28/2023	30712	Verizon Wireless	5100 · Telephone and I...	442174235-00...	82.27	X		187,304.91
09/28/2023	30713	Comcast	5100 · Telephone and I...	8993 11 091 09...	705.67	X		186,599.24
09/28/2023	30714	Comcast (1st Flr Inte...	5100 · Telephone and I...	8993 11 091 11...	93.10	X		186,506.14
09/28/2023	30715	Comcast (Security)	5100 · Telephone and I...	8993 11 091 10...	174.10	X		186,332.04
10/01/2023			4000 · Rental Income:...	Deposit		X	1,564.60	187,896.64
10/02/2023			4000 · Rental Income:...	Deposit		X	155,522.01	343,418.65
10/02/2023	1085	Burton Morris	1135 · B. Morris Equit...	VOID: Owner ...		X		343,418.65
10/02/2023	1085	Burton Morris	1999 · Accounts Recei...	Owner Draw O...	5,000.00	X		338,418.65
10/02/2023	1086	Michael Daley	1170 · M. Daley Equit...	Owner Draw O...	5,000.00	X		333,418.65
10/02/2023	1087	Penn Center Harrisbu...	1150 · Inter-Company ...	Transfer to Pay...	35,000.00	X		298,418.65
10/05/2023	30716	Harrisburg City Trea...	-split-	Acct #1004200...	110.65	X		298,308.00
10/05/2023	30717	Constellation New E...	5200 · Utilities:5202 · ...	7294478-1	12,278.02	X		286,029.98
10/05/2023	30718	PPL Electric Utilities	5200 · Utilities:5202 · ...	87016-84002	1,265.63	X		284,764.35
10/05/2023	30719	UPMC Pinnacle Heal...	5054 · Interest Expens...	Interest-\$1,000...	2,750.00	X		282,014.35
10/05/2023	30720	Scott A. Keck	5100 · Telephone and I...	Cell Phone 10/...	100.00	X		281,914.35
10/05/2023	30721	Capital Region Water	-split-	Water/Sewer B...	4,607.27	X		277,307.08
10/05/2023	30722	Penn Elevator Comp...	5023 · Building Mainte...	Inv 13437 Oct. ...	3,400.00	X		273,907.08

## Penn Center Harrisburg, L.P.

12/28/2023 2:26 PM

Register: 1130 · Checking Account

From 09/07/2023 through 12/06/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/05/2023	30723	Orkin Pest Control (...)	-split-	2418	397.72	X		273,509.36
10/05/2023	30724	Michael Daley	5023 · Building Mainte...	Safelite Auto G...	521.79	X		272,987.57
10/05/2023	30725	Michael Daley	5105 · Travel , Ent.,Gif...	Via Roma Pizz...	27.54	X		272,960.03
10/05/2023	30726	Michael Daley	5023 · Building Mainte...	Gas 9/20 \$100;...	381.62	X		272,578.41
10/23/2023	1088	Burton Morris	1135 · B. Morris Equit...	Owner Draw O...	5,000.00	X		267,578.41
10/30/2023	30727	Michael Daley	5023 · Building Mainte...	Gas 10/6 \$112....	112.77	X		267,465.64
10/30/2023	30728	UGI Utilities, Inc.	5200 · Utilities:5203 · ...	4210000368801	331.16	X		267,134.48
10/30/2023	30729	Elaine R. Perez	5079 · Professional Fe...	9/20/23 - 10/19...	1,072.50	X		266,061.98
10/30/2023	30730	Verizon Wireless	5100 · Telephone and L...	442174235-00...	89.37	X		265,972.61
10/30/2023	30731	Johnson Controls Fir...	5023 · Building Mainte...	528-00914904 ...	344.23	X		265,628.38
10/30/2023	30732	Elaine R. Perez	5065 · Office Expense	QBP Payroll E...	31.80	X		265,596.58
10/30/2023	30733	Comcast	5100 · Telephone and L...	8993 11 091 09...	707.82	X		264,888.76
10/30/2023	30734	Comcast (1st Flr Inte...	5100 · Telephone and L...	8993 11 091 11...	93.10	X		264,795.66
10/30/2023	30735	Comcast (Security)	5100 · Telephone and L...	8993 11 091 10...	174.10	X		264,621.56
10/30/2023	30736	Crystal Springs	-split-	861630719895...	555.36	X		264,066.20
11/01/2023			4000 · Rental Income:...	Deposit		X	1,564.60	265,630.80
11/01/2023	1089	Burton Morris	1135 · B. Morris Equit...	Owner Draw O...	5,000.00	X		260,630.80
11/01/2023	1090	Michael Daley	1170 · M. Daley Equit...	Owner Draw O...	5,000.00	X		255,630.80
11/01/2023	30737	CliftonLarsonAllen L...	5079 · Professional Fe...	Payment on Ac...	31,500.00	X		224,130.80
11/01/2023	30738	Campbell & Levine, ...	5079 · Professional Fe...	Payment to Ret...	30,000.00	X		194,130.80
11/01/2023	30739	Elaine R. Perez	5079 · Professional Fe...	Payment on Ac...	3,000.00	X		191,130.80
11/01/2023	30740	Constellation New E...	5200 · Utilities:5202 · ...	7294478-1	10,393.91	X		180,736.89
11/01/2023	30741	Harrisburg City Trea...	-split-	Acct #1004200...	112.33	X		180,624.56
11/01/2023	30742	PPL Electric Utilities	5200 · Utilities:5202 · ...	87016-84002	1,227.41	X		179,397.15
11/01/2023	30743	Americhem	5023 · Building Mainte...	3882	4,090.24	X		175,306.91
11/01/2023	30744	Cunningham, Cherni...	5079 · Professional Fe...	File # 910921	5,000.00	X		170,306.91
11/01/2023	30745	Orkin Pest Control (...)	-split-	2418	1,219.22	X		169,087.69
11/03/2023			4000 · Rental Income:...	Deposit		X	155,522.01	324,609.70
11/08/2023	1091	Michael Daley	5105 · Travel , Ent.,Gif...	Cash for Thank...	2,850.00	X		321,759.70
11/09/2023	30746	Capital Region Water	-split-	Water/Sewer B...	4,000.29	X		317,759.41
11/09/2023	30747	Michael Daley	5023 · Building Mainte...	Gas \$100 10/2...	294.14	X		317,465.27
11/09/2023	30748	Michael Daley	5105 · Travel , Ent.,Gif...	Lunch at UPM...	25.79	X		317,439.48
11/09/2023	30749	UPMC Pinnacle Heal...	5054 · Interest Expens...	Interest-\$1,000...	2,750.00	X		314,689.48
11/09/2023	30750	Scott A. Keck	5100 · Telephone and L...	Cell Phone 11/...	100.00	X		314,589.48
11/09/2023	30751	Penn Elevator Comp...	5023 · Building Mainte...	Inv 13642 Nov...	3,400.00	X		311,189.48
11/09/2023	30752	Elaine R. Perez	5099 · Supplies:5095 · ...	Deluxe Envelo...	303.18	X		310,886.30
11/13/2023	1092	Penn Center Harrisbu...	1150 · Inter-Company ...	Transfer to Pay...	20,000.00	X		290,886.30
11/16/2023	30753	UGI Utilities, Inc.	5200 · Utilities:5203 · ...	4210000368801	1,126.04	X		289,760.26
11/16/2023	30754	Eastern Alliance Insu...	5001 · Payroll Expense...	Inv 842093 Pol...	2,928.00	X		286,832.26
11/16/2023	30755	Crystal Springs	-split-	861630719895...	609.18	X		286,223.08



## Penn Center Harrisburg, L.P.

12/28/2023 2:26 PM

Register: 1130 · Checking Account

From 09/07/2023 through 12/06/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/16/2023	30756	Elaine R. Perez	5051 · Dues and Subsc...	1 Yr renewal 3 ...	52.95	X		286,170.13
11/16/2023	30757	McDade, Jason A.	5023 · Building Mainte...	Reimb Gas for ...	25.00	X		286,145.13
11/16/2023	30758	Cunningham, Cherni...	5079 · Professional Fe...	Payment on Ac...	25,000.00	X		261,145.13
11/16/2023	30759	Michael Daley	5023 · Building Mainte...	Gas 11/13 \$16...	341.67	X		260,803.46
11/16/2023	30760	Cunningham, Cherni...	5079 · Professional Fe...	Filing Fees	1,738.00	X		259,065.46
11/17/2023	1093	Dauphin County Tre...	5062 · Property Taxes	#10-042-001 2...	55,304.17			203,761.29
11/22/2023	1094	VOID	5030 · Bank Service C...			X		203,761.29
11/29/2023	1095	VFP Fire Systems, Inc.	5023 · Building Mainte...	Inv 1025-F290...	44,875.00	X		158,886.29
11/30/2023	30761	Edwin L. Heim Com...	5023 · Building Mainte...	Inv 518538 10/...	2,765.35			156,120.94
11/30/2023	30762	Elaine R. Perez	5065 · Office Expense	QBP Payroll 1...	38.16			156,082.78
11/30/2023	30763	Comcast	5100 · Telephone and I...	8993 11 091 09...	675.36			155,407.42
11/30/2023	30764	Verizon Wireless	5100 · Telephone and I...	442174235-00...	82.37			155,325.05
11/30/2023	30765	Michael Daley	5023 · Building Mainte...	Gas 11/17 \$87...	196.98			155,128.07
11/30/2023	30766	Michael Daley	5023 · Building Mainte...	Reimb WS Ent...	242.74			154,885.33
12/01/2023			4000 · Rental Income:...	Deposit			1,564.60	156,449.93
12/01/2023	1096	Burton Morris	1135 · B. Morris Equit...	Owner Draw D...	5,000.00			151,449.93
12/01/2023	1097	Michael Daley	1170 · M. Daley Equit...	Owner Draw D...	5,000.00			146,449.93
12/01/2023	1098	Scott A. Keck	-split-	Sam's Club 12/...	740.06			145,709.87
12/05/2023	1099	Scott A. Keck	1177 · Personal Loan - ...	Employee Loan...	500.00			145,209.87
12/06/2023			4000 · Rental Income:...	Deposit			155,522.01	300,731.88
12/06/2023	1100	Penn Center Harrisbu...	1150 · Inter-Company ...	Transfer to Pay...	35,000.00			265,731.88



## Penn Center Harrisburg, L.P.

12/28/2023 2:25 PM

Register: 1015 · Payroll Account

From 09/07/2023 through 12/06/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/07/2023	11674	Fulton Bank	-split-	157-0001-9705...	14,008.97	X		87,583.25
09/07/2023	11675	Fulton Bank	-split-	157-0001-9705...	13,879.17	X		73,704.08
09/07/2023	11676	Fulton Bank	-split-	157-0001-9705...	4,308.19	X		69,395.89
09/07/2023	11677	Fulton Bank	-split-	157-0001-9705...	3,474.12	X		65,921.77
09/07/2023	11678	Fulton Bank	-split-	157-0001-9705...	11,276.26	X		54,645.51
09/08/2023	Expay09...	PA SCDU	2100 · Payroll Liabilities	3018103195	368.16	X		54,277.35
09/08/2023	11669	Keck {Employee}, S...	-split-		2,144.78	X		52,132.57
09/08/2023	11670	McCoy, Timothy C.	-split-		1,294.86	X		50,837.71
09/08/2023	11671	McDade, Jason A.	-split-		1,255.07	X		49,582.64
09/08/2023	11672	Peiffer, Taylor R.	-split-		880.56	X		48,702.08
09/08/2023	11673	Walls, Harry E.	-split-		846.75	X		47,855.33
09/13/2023	eftps0913...	United States Treasury	-split-	04-3738707	2,016.78	X		45,838.55
09/20/2023	Myph09...	PA Dept. of Revenue	2100 · Payroll Liabilities	9417 4071	265.63	X		45,572.92
09/22/2023	ExPay09...	PA SCDU	2100 · Payroll Liabilities	3018103195	368.16	X		45,204.76
09/22/2023	11679	Keck {Employee}, S...	-split-		2,135.64	X		43,069.12
09/22/2023	11680	McCoy, Timothy C.	-split-		1,209.42	X		41,859.70
09/22/2023	11681	McDade, Jason A.	-split-		1,147.89	X		40,711.81
09/22/2023	11682	Peiffer, Taylor R.	-split-		899.61	X		39,812.20
09/22/2023	11683	Varner {Employee}, ...	-split-		854.82	X		38,957.38
09/22/2023	11684	Walls, Harry E.	-split-		855.97	X		38,101.41
09/27/2023	11685	Keystone Collections...	2100 · Payroll Liabilities	W17043150 W...	60.07	X		38,041.34
09/27/2023	eftps0927...	United States Treasury	-split-	04-3738707	2,193.60	X		35,847.74
09/30/2023			5030 · Bank Service C...	Service Charge	2.00	X		35,845.74
10/02/2023			4000 · Rental Income:...	Deposit		X	35,296.32	71,142.06
10/04/2023	11686	Fulton Bank	-split-	157-0001-9705...	14,008.97	X		57,133.09
10/04/2023	11687	Fulton Bank	-split-	157-0001-9705...	13,879.17	X		43,253.92
10/04/2023	11688	Fulton Bank	-split-	157-0001-9705...	4,308.19	X		38,945.73
10/04/2023	11689	Fulton Bank	-split-	157-0001-9705...	3,474.12	X		35,471.61
10/04/2023	11690	Fulton Bank	-split-	157-0001-9705...	11,276.26	X		24,195.35
10/04/2023	Myph10...	PA Dept. of Revenue	2100 · Payroll Liabilities	9417 4071	291.27	X		23,904.08
10/05/2023			1150 · Inter-Company ...	Deposit		X	35,000.00	58,904.08
10/06/2023	ExPay10...	PA SCDU	2100 · Payroll Liabilities	3018103195	368.16	X		58,535.92
10/06/2023	11691	Keck {Employee}, S...	-split-		2,139.88	X		56,396.04
10/06/2023	11692	McCoy, Timothy C.	-split-		1,301.44	X		55,094.60
10/06/2023	11693	McDade, Jason A.	-split-		1,397.36	X		53,697.24
10/06/2023	11694	Peiffer, Taylor R.	-split-		1,146.20	X		52,551.04
10/06/2023	11695	Varner {Employee}, ...	-split-		830.66	X		51,720.38
10/06/2023	11696	Walls, Harry E.	-split-		1,063.37	X		50,657.01
10/12/2023	eftps1012...	United States Treasury	-split-	04-3738707	2,476.34	X		48,180.67
10/18/2023	MyPth10...	PA Dept. of Revenue	2100 · Payroll Liabilities	9417 4071	323.12	X		47,857.55

Register: 1015 · Payroll Account

From 09/07/2023 through 12/06/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/20/2023	ExPay10...	PA SCDU	2100 · Payroll Liabilities	3018103195	368.16	X		47,489.39
10/20/2023	11697	Keck {Employee}, S...	-split-		2,046.83	X		45,442.56
10/20/2023	11698	McCoy, Timothy C.	-split-		1,303.35	X		44,139.21
10/20/2023	11699	McDade, Jason A.	-split-		1,350.52	X		42,788.69
10/20/2023	11700	Peiffer, Taylor R.	-split-		997.21	X		41,791.48
10/20/2023	11701	Varner {Employee}, ...	-split-		1,183.81	X		40,607.67
10/20/2023	11702	Walls, Harry E.	-split-		837.74	X		39,769.93
10/23/2023	11703	Keystone Collections...	2100 · Payroll Liabilities	W17043150 W...	72.55	X		39,697.38
10/23/2023	11704	York Adams Tax Bur...	2100 · Payroll Liabilities	818479	66.00	X		39,631.38
10/25/2023	eftps1025...	United States Treasury	-split-	04-3738707	2,439.52	X		37,191.86
10/30/2023	LocTx10...	Keystone Collections...	2100 · Payroll Liabilities	220401	763.03	X		36,428.83
10/30/2023	LST1030...	Keystone Collections...	2100 · Payroll Liabilities	04-3738707	186.00	X		36,242.83
10/30/2023	PAUC10...	PA Department of La...	-split-	2240622	94.79	X		36,148.04
10/31/2023			5030 · Bank Service C...	Service Charge	2.00	X		36,146.04
11/03/2023			4000 · Rental Income:...	Deposit		X	35,296.32	71,442.36
11/03/2023	ExPay11...	PA SCDU	2100 · Payroll Liabilities	3018103195	368.16	X		71,074.20
11/03/2023	MyPth11...	PA Dept. of Revenue	2100 · Payroll Liabilities	9417 4071	318.96	X		70,755.24
11/03/2023	11705	Keck {Employee}, S...	-split-		2,131.86	X		68,623.38
11/03/2023	11706	McCoy, Timothy C.	-split-		1,289.85	X		67,333.53
11/03/2023	11707	McDade, Jason A.	-split-		1,281.75	X		66,051.78
11/03/2023	11708	Peiffer, Taylor R.	-split-		833.71	X		65,218.07
11/03/2023	11709	Varner {Employee}, ...	-split-		1,313.57	X		63,904.50
11/03/2023	11710	Walls, Harry E.	-split-		885.67	X		63,018.83
11/08/2023	eftps1108...	United States Treasury	-split-	04-3738707	2,419.14	X		60,599.69
11/09/2023	11711	Fulton Bank	-split-	157-0001-9705...	14,008.97	X		46,590.72
11/09/2023	11712	Fulton Bank	-split-	157-0001-9705...	13,879.17	X		32,711.55
11/09/2023	11713	Fulton Bank	-split-	157-0001-9705...	4,308.19	X		28,403.36
11/09/2023	11714	Fulton Bank	-split-	157-0001-9705...	3,474.12	X		24,929.24
11/09/2023	11715	Fulton Bank	-split-	157-0001-9705...	11,276.26	X		13,652.98
11/16/2023			1150 · Inter-Company ...	Deposit		X	20,000.00	33,652.98
11/17/2023	ExPay11...	PA SCDU	2100 · Payroll Liabilities	3018103195	368.16	X		33,284.82
11/17/2023	11716	Keck {Employee}, S...	-split-		2,139.71	X		31,145.11
11/17/2023	11717	McCoy, Timothy C.	-split-		1,282.27	X		29,862.84
11/17/2023	11718	McDade, Jason A.	-split-		1,253.80	X		28,609.04
11/17/2023	11719	Peiffer, Taylor R.	-split-		874.64	X		27,734.40
11/17/2023	11720	Varner {Employee}, ...	-split-		1,291.82	X		26,442.58
11/17/2023	11721	Walls, Harry E.	-split-		859.39	X		25,583.19
11/20/2023	MyPth11...	PA Dept. of Revenue	2100 · Payroll Liabilities	9417 4071	316.66	X		25,266.53
11/21/2023	DeluxeD...	Deluxe	5099 · Supplies:5095 · ...	150 Payroll De...	102.59	X		25,163.94
11/22/2023	eftps1122...	United States Treasury	-split-	04-3738707	2,406.46	X		22,757.48

Register: 1015 · Payroll Account

From 09/07/2023 through 12/06/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/30/2023			5030 · Bank Service C...	Service Charge	2.00	X		22,755.48
12/01/2023	11728	Keystone Collections...	2100 · Payroll Liabilities	W17043150 W...	77.41			22,678.07
12/01/2023	ExPay12...	PA SCDU	2100 · Payroll Liabilities	3018103195	368.16			22,309.91
12/01/2023	11722	Keck {Employee}, S...	-split-		2,109.16			20,200.75
12/01/2023	11723	McCoy, Timothy C.	-split-		1,309.00			18,891.75
12/01/2023	11724	McDade, Jason A.	-split-		1,343.35			17,548.40
12/01/2023	11725	Peiffer, Taylor R.	-split-		638.56			16,909.84
12/01/2023	11726	Varner {Employee}, ...	-split-		1,224.92			15,684.92
12/01/2023	11727	Walls, Harry E.	-split-		933.10			14,751.82
12/05/2023	11729	Fulton Bank	-split-	157-0001-9705...	14,008.97			742.85
12/05/2023	11730	Fulton Bank	-split-	157-0001-9705...	13,879.17			-13,136.32
12/05/2023	11731	Fulton Bank	-split-	157-0001-9705...	4,308.19			-17,444.51
12/05/2023	11732	Fulton Bank	-split-	157-0001-9705...	3,474.12			-20,918.63
12/05/2023	11733	Fulton Bank	-split-	157-0001-9705...	11,276.26			-32,194.89
12/05/2023	MyPth12...	PA Dept. of Revenue	2100 · Payroll Liabilities	9417 4071	315.32			-32,510.21
12/06/2023			4000 · Rental Income:...	Deposit			35,296.32	2,786.11
12/06/2023	eftps1206...	United States Treasury	-split-	04-3738707	2,341.72			444.39

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses****10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost
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**Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. <b>Cunningham, Chernicoff &amp; Warshawsky Po Box 60457 Harrisburg, PA 17106-0457</b>			<b>See Attached</b>
Email or website address			
Who made the payment, if not debtor?			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.  
Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Rider to Statement Pursuant to 2016(b)  
Penn Center Harrisburg, L.P.  
Chapter 11

Debtor has paid a retainer of \$15,951.50, to Cunningham, Chernicoff & Warshawsky, P.C. and the Debtor has paid the filing fee of \$1,738.00. Any retainer will be credited against billings rendered for all services in connection to the within case and related matters. All services will be billed at Cunningham, Chernicoff & Warshawsky, P.C.'s hourly rates then in effect at the time of billing. Upon the retainer being utilized in full, any services not paid by the retainer will be billed to the Debtor at such hourly rates. Any additional billings will be submitted to the Court on Supplemental Statements or Applications as necessary. In the period prior to filing, the Debtor paid Cunningham, Chernicoff & Warshawsky, P.C. \$23,912.50, for current services in connection with current financial problems.



☒ Does not apply

Address

Dates of occupancy  
From-To**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
- ☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services  
the debtor providesIf debtor provides meals  
and housing, number of  
patients in debtor's care**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No.
- ☐ Yes. State the nature of the information collected and retained.

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- ☒ No. Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

	Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1.	Fulton Bank 2601 North Third Street Harrisburg, PA 17110	XXXX-3726	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other__	01/20/2023	\$2,467.75
18.2.	Fulton Bank 2601 North Third Street Harrisburg, PA 17110	XXXX-3896	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other__	01/20/2023	\$1,168.15
18.3.	Fulton Bank 2601 North Third Street Harrisburg, PA 17110	XXXX-2089	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other__	01/20/2023	\$199.94

**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?
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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
---------------------------	-----------------------------------	-----------------------------	----------------------------

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?** Include settlements and orders.

- ☒ No.  
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	----------------------------------	--------------------	----------------

**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

**24. Has the debtor notified any governmental unit of any release of hazardous material?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**Part 13: Details About the Debtor's Business or Connections to Any Business****25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None**Business name address****Describe the nature of the business****Employer Identification number**

Do not include Social Security number or ITIN.

**Dates business existed****26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None**Name and address****Date of service  
From-To**

26a.1. **Elaine Perez**  
**2601 North Third Street**  
**Harrisburg, PA 17110**

**2007 to present**

26a.2. **Heath Wawrznek**  
**Clifton Larson Allen**  
**1966 Greenspring Drive, #300**  
**Timonium, MD 21093**

**to present**

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☒ None**Name and address****If any books of account and records are  
unavailable, explain why**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None**Name and address****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No☐ Yes. Give the details about the two most recent inventories.**Name of the person who supervised the taking of the  
inventory****Date of inventory****The dollar amount and basis (cost, market,  
or other basis) of each inventory**

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

**Name****Address****Position and nature of any  
interest****% of interest, if  
any****Morris Real Estate  
Holdings, LLC****Burton Morris**  
**2929 N Second Street**  
**Harrisburg, PA 17110****Partner****49%**



Name	Address	Position and nature of any interest	% of interest, if any
Daley Real Estate Holdings LLC	Michael Daley 343 Laurelwood Drive Lebanon, PA 17042	Partner	49%
Name	Address	Position and nature of any interest	% of interest, if any
Burton Morris	2929 N Second Street Harrisburg, PA 17110	General Partner	1%
Name	Address	Position and nature of any interest	% of interest, if any
Michael Daley	343 Laurelwood Drive Lebanon, PA 17042	General Partner	1%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No  
☐ Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☐ No  
☒ Yes. Identify below.

	Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1	Burton Morris 2929 N Second Street Harrisburg, PA 17110	\$80,000.00	Various	Partner Draw
	Relationship to debtor Partner			
30.2	Michael Daley 343 Laurelwood Drive Lebanon, PA 17042	\$80,000.00	Various	Partner Draw
	Relationship to debtor Partner			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No  
☐ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No  
☐ Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund
--------------------------	--

**Part 14: Signature and Declaration**

**WARNING** – Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.  
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 1-2-24

Signature of individual signing on behalf of the debtor

Michael Daley

Printed name

Position or relationship to debtor Partner

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☒ No  
☐ Yes

**United States Bankruptcy Court**  
**Middle District of Pennsylvania**

In re **Penn Center Harrisburg, LP**

Debtor(s)

Case No. **1:23-bk-02771-HWV**Chapter **11**

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)**

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept .....	\$	<u><b>SEE ATTACHED</b></u>
Prior to the filing of this statement I have received .....	\$	<u><b>SEE ATTACHED</b></u>
Balance Due .....	\$	<u><b>SEE ATTACHED</b></u>

2. The source of the compensation paid to me was:

☒ Debtor      ☐ Other (specify):

3. The source of compensation to be paid to me is:

☒ Debtor      ☐ Other (specify):

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

**01/02/2024**

*Date*

*s/ **Robert E. Chernicoff***

**Robert E. Chernicoff, Esquire 23380**

*Signature of Attorney*

**Cunningham, Chernicoff & Warshawsky PC**

**2320 N. Second St.**

**Harrisburg, PA 17110**

**(717) 238-6570 Fax: (717) 238-4809**

*Name of law firm*

Rider to Statement Pursuant to 2016(b)  
Penn Center Harrisburg, L.P.  
Chapter 11

Debtor has paid a retainer of \$15,951.50, to Cunningham, Chernicoff & Warshawsky, P.C. and the Debtor has paid the filing fee of \$1,738.00. Any retainer will be credited against billings rendered for all services in connection to the within case and related matters. All services will be billed at Cunningham, Chernicoff & Warshawsky, P.C.'s hourly rates then in effect at the time of billing. Upon the retainer being utilized in full, any services not paid by the retainer will be billed to the Debtor at such hourly rates. Any additional billings will be submitted to the Court on Supplemental Statements or Applications as necessary. In the period prior to filing, the Debtor paid Cunningham, Chernicoff & Warshawsky, P.C. \$23,912.50, for current services in connection with current financial problems.

**United States Bankruptcy Court  
Middle District of Pennsylvania**

In re **Penn Center Harrisburg, LP**

Debtor(s)

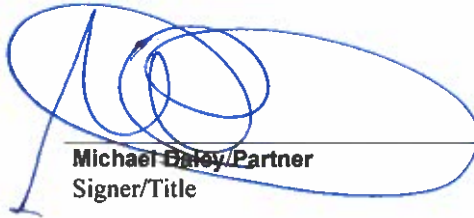
Case No. **1:23-bk-02771-HWV**  
Chapter **11**

**VERIFICATION OF CREDITOR MATRIX**

I, the Partner of the partnership named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date:

1-2-24

A handwritten signature in blue ink, appearing to read "Michael B. Brey", is written over a horizontal line. The signature is stylized with large loops.

**Michael Brey/Partner**  
Signer/Title

PENN CENTER HARRISBURG, LP  
P.O. BOX 5810  
HARRISBURG, PA 17110

OFFICE OF U.S. TRUSTEE  
1501 NORTH 6TH STREET  
BOX 302  
HARRISBURG, PA 17102

ROBERT E. CHERNICOFF, ESQUIRE  
CUNNINGHAM, CHERNICOFF & WARSHAW, P.S.  
2320 N. SECOND ST.  
HARRISBURG, PA 17110

PA DEPARTMENT OF REVENUE  
PO BOX 280946  
HARRISBURG, PA 17128-0946

ASSISTANT UNITED STATES ATTORNEY  
1501 NORTH 6TH STREET  
HARRISBURG, PA 17102

PA DEPT. OF DRUG & ALCOHOL PROGRAMS  
DEPT OF GENERAL SERVICES - REAL EST  
505 N OFFICE BUILDING  
HARRISBURG, PA 17125

BUREAU OF EMPLOYER TAX OPERATIONS  
LABOR & INDUSTRY BUILDING  
651 BOAS STREET, ROOM 702  
HARRISBURG, PA 17106

PENNSYLVANIA DEPARTMENT OF STATE  
DEPT OF GENERAL SERVICES - REAL EST  
505 NORTH OFFICE BUILDING  
HARRISBURG, PA 17125

DAUPHIN COUNTY TAX CLAIM  
2 SOUTH 2ND STREET  
1ST FLOOR  
HARRISBURG, PA 17101

SECURITY & EXCHANGE COMMISSION  
100 PEARL STREET, SUITE 20-100  
NEW YORK, NY 10004-2616

FULTON BANK  
ONE PENN SQUARE  
LANCASTER, PA 17602

UNITED STATES ATTORNEY  
THE SYLVIA H. RAMBO U.S. COURTHOUSE  
1501 NORTH 6TH STREET  
HARRISBURG, PA 17102

INTERNAL REVENUE SERVICE  
PO BOX 7346  
PHILADELPHIA, PA 19101-7346

UNITED STATES DEPARTMENT OF JUSTICE  
P.O. BOX 227  
BEN FRANKLIN STATION  
WASHINGTON, DC 20044

KIMLY VU GIANOUTSOS, ESQUIRE  
600 GRANT STREET, SUITE 57132  
PITTSBURGH, PA 15219

UPMC  
PO BOX 2353  
HARRISBURG, PA 17105-2353

MICHAEL D. VAGONI, ESQUIRE  
OBERMAYER REBMANN MAXWELL & HIPPEL  
1500 MARKET STREET, SUITE 3400  
PHILADELPHIA, PA 19102

US SMALL BUSINESS ADMINISTRATION  
FELIN CONTRACTING OFFICER  
20 NORTH EIGHTH STREET  
PHILADELPHIA, PA 19107

OFFICE OF ATTORNEY GENERAL  
FINANCIAL ENFORCEMENT SECTION  
STRAWBERRY SQUARE, 15TH FLOOR  
HARRISBURG, PA 17120